043.0	0006	0006.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	814,100	/	814,100
USE VALUE:	814,100	/	814,100
ASSESSED:	814,100	/	814,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		BEACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HELIOTIS JOHN & ERIN /TRUSTEES
Owner 2:	EDIPSOS TRUST
Owner 3:	
Street 1:	13 PERKINS CIR
Street 2:	
Twn/City:	TOPSFIELD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01983 Type:

PREVIOUS OWNER

Owner 1:	HELIOTIS JOHN -
Owner 2:	-
Street 1:	13 PERKINS CIR
Twn/City:	TOPSFIELD
St/Prov:	MA Cntry:
Postal:	01983

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1900, having primarily Asbestos Exterior and 1686 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4800.000	362,900		451,200	814,100
Total Card	0.110	362,900		451,200	814,100
Total Parcel	0.110	362,900		451,200	814,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.80 | /Parcel: 482.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	30521
GIS Ref	
GIS Ref	
Insp Date	11/26/18

!3684!

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0006-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	362,900	0	4,800.	451,200	814,100	814,100	Year End Roll	12/18/2019
2019	104	FV	298,200	0	4,800.	479,400	777,600	777,600	Year End Roll	1/3/2019
2018	104	FV	298,200	0	4,800.	349,700	647,900	647,900	Year End Roll	12/20/2017
2017	104	FV	280,100	0	4,800.	304,600	584,700	584,700	Year End Roll	1/3/2017
2016	104	FV	280,100	0	4,800.	259,400	539,500	539,500	Year End	1/4/2016
2015	104	FV	234,800	0	4,800.	253,800	488,600	488,600	Year End Roll	12/11/2014
2014	104	FV	234,800	0	4,800.	208,700	443,500	443,500	Year End Roll	12/16/2013
2013	104	FV	243,900	0	4,800.	198,500	442,400	442,400		12/13/2012

PRINT

Date	Time
12/10/20	18:52:07

LAST REV

Date	Time
04/26/19	13:23:00
apro	
3684	

USER DEFINED

Prior Id # 1:	30521
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HELIOTIS JOHN,	70216-144		11/10/2017	Convenience	1	No	No		
CLARK ANN M	32960-183		5/29/2001		360,000	No	No		
BUTTIGLIERI STE	29382-6		11/17/1998		275,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2010	441	Re-Roof	4,700					
10/10/2001	840	Dormers	6,000	C				CONSTRUCT DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
11/26/2018	MEAS&NOTICE	CC	Chris C
1/24/2009	Meas/Inspect	197	PATRIOT
7/29/2001	MLS	HC	Helen Chinal
11/8/2000	Hearing Chag	201	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Measured	197	PATRIOT
8/17/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4800		Sq. Ft.	Site		0	80.	1.18	1									451,200						451,200	

Total AC/HA:	0.11019	Total SF/SM:	4800	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	451,200	Spl Credit		Total:	451,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.33005178
Const Adj.:	0.94990498
Adj $ / SQ:	202.148
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493003
Depreciation:	130153
Depreciated Total:	362850

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	
1	5	3	
Totals			
2	8	4	

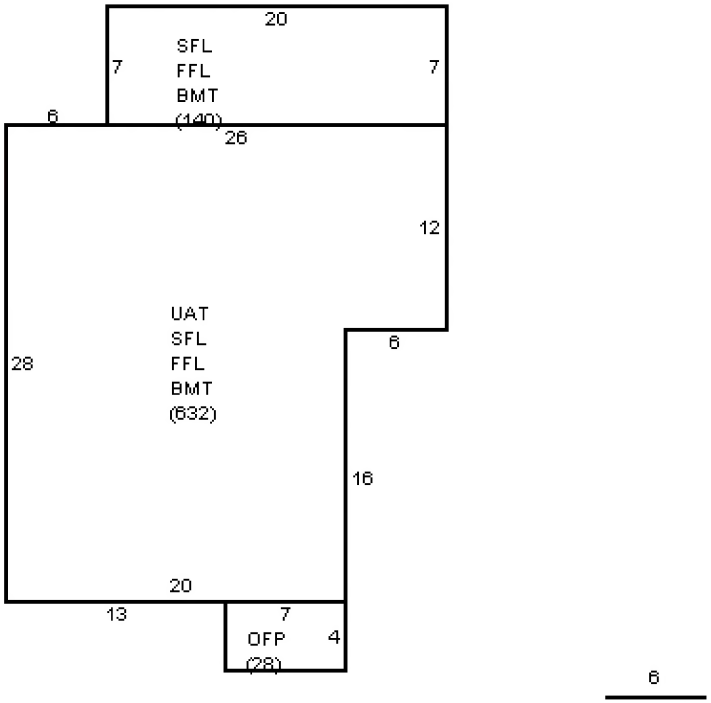
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	202.15
Special Features:	0	Val/Su Net:	145.04
Final Total:	362900	Val/Su SzAd	235.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	772	60.640	46,817
FFL	First Floor	772	202.150	156,058
SFL	Second Floor	772	202.150	156,058
UAT	Upper Attic	158	135.440	21,399
OFP	Open Porch	28	41.800	1,170

Net Sketched Area:	2,502			Total:	381,502
Size Ad	1544	Gross Are	2976	FinArea	1686

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90		

MOBILE HOME

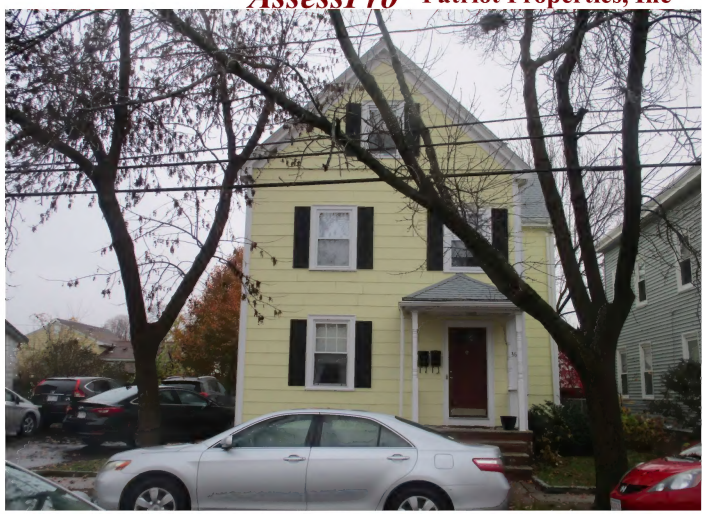
Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0006-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc